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Redevelopment Board Minutes 04/12/2010

Minutes of Monday, April 12, 2010
Approved June 7, 2010

Second Floor Conference Room, Town Hall

Members Present:
Bruce Fitzsimmons
Chris Loreti, Chairman
Roland Chaput (joined at 7:37pm from another meeting)
Ed Tsoi

Also Present: Carol Kowalski, Director of Planning & Community Development, Jeff Parsigian, Timber Ridge, Tom O'Brien, attorney Charles LeRay, several members of the public.

The Board reviewed the text of the flood map and floodplain bylaw amendment provided by Town Counsel. Mr. Fitzsimmons moved that the Board recommend the language of the vote to Town Meeting. The motion was seconded, and approved 3-0-0. Staff would prepare a report to Town Meeting.

The Board reviewed the draft letter to the Zoning Board of Appeals on the Winter Street 40B Comprehensive Permit application. Mr. Fitzsimmons commented on the aisle width and lack of buffer next to adjacent properties. Ms. Kowalski would expand the letter and send to the ZBA, with copies to the Board.

Next the Board reviewed the joint letter from the Board of Selectmen and Redevelopment Board to be included in the Commercial Development Plan. Mr. Fitzsimmons moved that the Chair be authorized to sign the letter with the edits given by the Board. Mr. Tsoi seconded. The motion was approved 4-0-0.

Next, attorney Ken Ingber appeared for WP East (Wood Partners) for opening of the hearing for 30-50 Mill Street, the former Brigham's headquarters. Mr. Ingber asked the Board to continue until the Zoning Board of Appeals had acted on WP East's application for Zoning relief. Mr. Chaput moved to continue the hearing to June 14, 2010 8PM. The motion was second and approved 4-0-0. Mr. Ingber asked if Ms. Kowalski would schedule a public presentation in Town Hall on the plans, but the date he suggested was the first day of Town Meeting, which was not considered feasible by the Board.

The Board then reviewed the March 22 minutes. Mr. Fitzsimmons moved and Mr. Chaput second approval of the March 22 minutes, as amended. All voted in favor.

The Board turned its attention to the continued hearing to amend the Special Permit for 140 Mystic Street for sign changes. Carolyn Parker, representing owner Cumberland Farms, reviewed with the Board an aerial photo and 1990 site plan showing the curb cuts at proper size. Ms. Parker said that Gulf would add "do not enter sign" to the center curb cut. After discussion and agreement, the hearing was continued to the April 26 meeting for the purposes of a final review of the written decision.

The Board then turned to the matter of Symmes and Timber Ridge. Present were Jeff Parsigian from Timber Ridge, their counsel, attorney Charles LeRay, and Tom O'Brien, HYM Investments. The Board and Timber Ridge discussed the Land Disposition Agreement terms that could possibly be changed, and other details of the permits and future permitting process. Michelle Barry of the Symmes Neighborhood Advisory Committee said that she is pleased with the development plans, and that the affordable housing should not be an impediment. She pledged the Committee's assistance.

The Board then assigned itself responsibilities for presenting to Town Meeting the warrant articles for zoning amendments. The Board also agreed to vote on the Board of Survey Regulations at its April 26 meeting. The Board reviewed the work tracking report briefly.

The meeting was adjourned at 10:11pm.

Respectfully submitted,
Carol Kowalski
Secretary ex officio